

**SOPANRAO MANE & CO
ADVOCATES**

MR.PRAVIN S. MANE

MR.PRADEEP MANE

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LEGAL SCRUTINY REPORT

To,
The Credit Manager,
ICICI Home Finance Ltd.,
Pune.

Date – 06.08.2026
LAN No. 77000268955

We/I have been requested by the above-named authority, to give our opinion in respect of the right, title and interest of the owners in the property which is subject matter of this report and rights of the owner/developer to develop it. We/I presumed that, all relevant documents along with supplementary documents if any, are submitted and there are no further document/s relating to the property which is subject matter of this report. It is also presumed that, executants of the particular instrument/s are fully empowered to execute it with the contents mentioned therein. It is presumed that, all relevant facts are disclosed in entirety. All information including documents that have been supplied to us have been accepted as being correct unless otherwise stated. Our maximum aggregate liability to any involved parties arising from, on in relation to this appointment (in contract, tort negligence or otherwise) howsoever, shall not in any circumstances exceed the professional fee payable to us for this specific mandate. It is presumed that, submitted documents and information's given are genuine. Except the addressee no person including person claiming through addressee can claim the report. It is exclusively prepared for addressee herein. All the documents are returned herewith without keeping copies of it. If any further clarification is required on any issue in that case you shall submit all the documents, which we have perused. This disclaimer shall override the provisions of any other Agreement executed hereinbefore. For the purpose of giving this opinion, we have gone through the documents submitted to us. We have gathered the information from the documents submitted to us and relied on the same and prepared our report which is as under:

Dear Sir / Madam,
Legal Scrutiny Report in respect of the file of Mr. Ganesh Popat Jagdale.

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Ganesh Popat Jagdale

(B) Name of the Co-applicant/s: (if any): - Mrs. Renuka Ganesh Jagdale

(C) Type of Loan – LAP

(D) Purpose of Loan – LAP

(E) Name of the Property Owner/s – Mr. Ganesh Popat Jagdale

(F) Description of the Property (with Boundaries) –

SCHEDULE - I

DISCRIPTION OF THE PROPRERTY

All that piece and parcel of land bearing S. No.125, totally admeasuring area about 01 H 29R out of which adm area 00H. 94R out of which area adm. 00H. 2.5R. i.e. 2500 sq.ft., i.e. 234.34 sq.mtrs., having Private Plot No.109 situated Village Malinagar, Taluka Haveli, District Pune & which is bounded as under;

On or Towards EAST	: By land of Smt.Bharati Shevkar.
On or Towards SOUTH	: By land of Plot No.108.
On or Towards WEST	: By 16 fts. Internal Road.
On or Towards NORTH	: By land of Plot No.110.

[Hereinafter referred to as "The Said Property", for the sake of brevity and convenience]

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE US FOR SCRUTINY AND LEGAL OPINION:

1. Copy of Sale Deed execute by Mr.Vikas Pandurang Hingane & Mr.Kailas Gulab Raskar in favor of Mr.Ganesh Popat Jagdale which is registered in the office of sub-registrar of Haveli No. 8 at Sr. No. 3446/2017 dated 12.04.2017 alongwith Index II and RR .
2. Copy of Index II of Sale Deed execute by Smt. Vimal Bhimaji alias Baban Kale & others in favour of Mr.Vikas Pandurang Hingane & Mr.Kailas Gulab Raskar which is registered in the office of Sub-Registrar Haveli No. 5 at the Serial No. 7567/2016 dated 17/09/2016.

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE & OBSERVATIONS) –

1) WHEREAS as per the documents and information submitted to us it is seen that land bearing land bearing S. No. 125, totally admeasuring area about 01 H 29R out of which adm area 00 H. 94 R situated Village Malinagar, Taluka Haveli, District Pune was originally owned by Smt. Vimal Bhimaji alias Baban Kale & others.

2) AND WHEREAS Smt. Vimal Bhimaji alias Baban Kale & others sold land bearing S. No. 125 totally admeasuring area about 01 H 29R out of which adm area 00 H. 94 R in favour of Mr.Vikas Pandurang Hingane & Mr.Kailas Gulab Raskar by way of Sale Deed which is registered in the office of Sub-Registrar Haveli No. 5 at the Serial No. 7567/2016 dated 17/09/2016. By virtue of Sale Deed names of Mr.Vikas Pandurang Hingane & Mr.Kailas Gulab Raskar have been mutated on village 7/12 extracts.

3) AND WHEREAS Mr.Vikas Pandurang Hingane & Mr.Kailas Gulab Raskar made a private plotting scheme in said larger land into various small plots and decided to sale the same to intended purchasers.

4) AND WHEREAS Mr.Vikas Pandurang Hingane & Mr.Kailas Gulab Raskar sold land at S. No. 125 totally admeasuring area about 01 H 29R out of which adm area 00 H. 94 R out of which area adm. 00H. 2.5 R. i.e. 2500 sq.ft, i.e. 234.34 sq.mtrs. having Private Plot No. 109 in favour of Mr. Ganesh Popat Jagdale by way of Sale Deed which is registered in the office of sub-registrar of Haveli No. 8 at Sr. No. 3446/2017 dated 12.04.2017. By virtue of said Sale Deed Mr. Ganesh Popat Jagdale became absolute owner of the said land & his names was recorded on 7/12 extract of the said land.

5) AND WHEREAS Mr. Ganesh Popat Jagdale constructed a house property on said plot of land and said constructions is assessed to tax by Dehu Nagarpanchyat.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY -

1. Original Sale Deed execute by Mr. Vikas Pandurang Hingane & Mr. Kailas Gulab Raskar in favor of Mr. Ganesh Popat Jagdale which is registered in the office of sub-registrar of Haveli No. 8 at Sr. No. 3446/2017 dated 12.04.2017.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? No
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? No as per documents
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? No as per documents.
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? No, as per documents.
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? Self construction case yet construction not commenced, hence NA

- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? Copies perused.
- 5.7 Whether required documents are available for creating mortgage? Yes, as per documents and subject to documents called in Part VII.
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property? Yes, as per documents.
- 5.9 Whether the proposed mortgage by deposit of title deeds is possible? Yes, as per documents, subject to documents called in Part VII.
- 5.10 What is the tenure of the land; if it is leased? _____ years (remaining period) NA, Freehold Property.
- 5.11 Whether the land is Adivasi (tribal) land? No, as per documents.
- 5.12 Whether the land /property are joint family property? No, as per documents.
- 5.13 Whether SARFAESI Act applicable? Yes, as per documents and subject to documents called in Part VII.
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? No, as per documents.
- 5.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant? NA
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? NA
- 5.17 Whether POA as recorded in 5.15 is registered? NA
- 5.18 Whether any prior permission /NOC /consent required from any Authority to mortgage the Property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list all permission/ No objection required - NA
- 5.19 Whether any permission / consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time line to obtain such permission; and any premium payable to the Authority upon such transfer: No as per documents
- 5.20 Whether Search Report is obtained and submitted? Yes
Search Report Details: - MH002947063202627E & MH007842465202627E
Search Conducted Years: 13 years
Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)
Search Report Date – 21.05.2026 & 06.08.2026
Note -
- 5.21 Whether EC is obtained?
EC Details: -
No. of Years EC Obtained:
Any Encumbrance to Specify: NIL

EC Applied by:

PART VI: CERTIFICATE -

In view of the foregoing, we certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of mortgage.

We further certify that of Mr. Ganesh Popat Jagdale has derived a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Ganesh Popat Jagdale.

PART VII:

The following original documents to be collected by ICICI HFC for creation of equitable mortgage of the said property: -

Following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan: -

1. Original Sale Deed execute by Mr. Vikas Pandurang Hingane & Mr. Kailas Gulab Raskar in favor of Mr. Ganesh Popat Jagdale which is registered in the office of sub-registrar of Haveli No. 8 at Sr. No. 3446/2017 dated 12.04.2017 with RR and INDEX II.
2. Latest village 7/12 extracts in the name of Mr. Ganesh Popat Jagdale.
3. Copy of Zone Certificate / NA Order. [As per policy]
4. Copy of property tax paid receipts.

Following documents are required post disbursal: (if any): - NIL

Remark if any - NIL

Yours Faithfully,

Pravin
Sopanrao
Mane

Digitally signed
by Pravin
Sopanrao Mane
Date: 2026.08.07
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P.S. Mane
Advocate

SOPANRAO MANE & CO
ADVOCATES

MR.PRAVIN S. MANE

MR.PRADEEP MANE

Off: 4th Floor, Brahma Sky Uzuri, Near Bank of India, Dr. Ambedkar Chowk, Pimpri, Pune 411018

Phone(O)27423500, M-9421133333, email-sopanrao.mane@gmail.com

SEARCH REPORT

To,
The Credit Manager,
ICICI Home Finance Ltd.,
Pune.

Date: 06.08.2026
LAN No. 77000268955

Search Report in respect of the file of Mr. Ganesh Popat Jagdale.

DESCRIPTION OF THE PROPERTY -

All that piece and parcel of land bearing S. No. 125, totally admeasuring area about 01 H 29R out of which adm area 00 H. 94 R out of which area adm. 00H. 2.5 R. i.e. 2500 sq.ft, i.e. 234.34 sq.mtrs. having Private Plot No. 109 situated Village Malinagar, Taluka Haveli, District Pune.

We have taken online paid e-search in respect of the above referred property (S. No. 125, Malinagar) from the website of www.igrmaharashtra.gov.in since year 2013 to 2026 GRN No. MH002947063202627E & MH007842465202627E, dated 21.05.2026 & 06.08.2026 . We have gone through the available Index II and on the basis of available information on the website of www.igrmaharashtra.gov.in, we hereby submit our report which is under -

Year	Transaction's	Entry
2013	available Index are checked	NIL
2014	available Index are checked	NIL
2015	available Index are checked	NIL
2016	Sale Deed executed by Smt. Vimal Bhimaji alias Baban Kale & others in favour of Mr. Vikas Pandurang Hingane & Mr. Kailas Gulab Raskar which is registered in the office of Sub-Registrar Haveli No. 5 at the Serial No. 7567/2016 dated 17/09/2016.	
2017	Sale Deed executed by Mr. Vikas Pandurang Hingane & Mr. Kailas Gulab Raskar in favor of Mr. Ganesh Popat Jagdale which is registered in the office of sub-registrar of Haveli No. 8 at Sr. No. 3446/2017 dated 12.04.2017	
2018	available Index are checked	NIL
2019	available Index are checked	NIL
2020	available Index are checked	NIL
2021	available Index are checked	NIL
2022	available Index are checked	NIL
2023	available Index are checked	NIL
2024	available Index are checked	NIL
2025	available Index are checked	NIL
2026	available Index are checked	NIL

Thanking You,

**Pravin
Sopanrao
Mane**

Digitally signed
by Pravin
Sopanrao Mane
Date: 2026.08.07
15:55:30 +05'30'

**P.S. Mane
Advocate**

MH002947063202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 May 2026	Receipt	Receipt no.: 1115089220
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Malinagar S.No/CTS No/G.No. : 125
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH002947063202627E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		